003.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,000 / 870,000
					USE VALUE:	870,000 / 870,000
					ASSESSED:	870,000 / 870,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KWONG MILLY S &
Owner 2:	CHEUNG VINCENT Y
Owner 3:	
Street 1:	42 COLUMBUS AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	CHEUNG KIN L & TERESA P/TRS -
Owner 2:	K.T. REALTY TRUST -
Street 1:	5 LOUISBURG SQ
Twn/City:	NASHUA
St/Prov:	NH Cntry:
Postal:	03060

NARRATIVE DESCRIPTION

This parcel contains 2,750 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2750.000	468,000		402,000	870,000
Total Card	0.063	468,000		402,000	870,000
Total Parcel	0.063	468,000		402,000	870,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.90 | /Parcel: 369.9

Legal Description

User Acct 2712

GIS Ref

GIS Ref

Insp Date 09/08/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0004.0

!270!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,100	0	2,750.	402,000	870,100	870,100	Year End Roll	12/18/2019
2019	104	FV	363,200	0	2,750.	427,100	790,300	790,300	Year End Roll	1/3/2019
2018	104	FV	363,200	0	2,750.	311,600	674,800	674,800	Year End Roll	12/20/2017
2017	104	FV	340,300	0	2,750.	271,400	611,700	611,700	Year End Roll	1/3/2017
2016	104	FV	340,300	0	2,750.	231,100	571,400	571,400	Year End	1/4/2016
2015	104	FV	302,800	0	2,750.	226,100	528,900	528,900	Year End Roll	12/11/2014
2014	104	FV	302,800	0	2,750.	185,900	488,700	488,700	Year End Roll	12/16/2013
2013	104	FV	315,200	0	2,750.	176,900	492,100	492,100		12/13/2012

PRINT

Date	Time
12/10/20	16:06:23

LAST REV

Date	Time
11/15/18	13:54:36

mmcmakin

270

USER DEFINED

Prior Id # 1:	2712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEUNG KIN L &	1474-58		7/2/2015		700,000	No	No		
HEGARTY LOUISE	1459-69		8/29/2014	Estate/Div	525,000	No	No		
	1100-29		8/28/1992			No	No		Louise C Hegarty dod 10/7/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2014	1666	Alterati	4,000					Replace 8 windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Mail Update	MM	Mary M
9/8/2017	MEAS&NOTICE	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
5/18/2009	Measured	189	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2750		Sq. Ft.	Site		0	80.	1.83	1									401,999						402,000	

Total AC/HA:	0.06313	Total SF/SM:	2750	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	401,999	Spl Credit		Total:	402,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09642851
Const Adj.:	0.98990101
Adj $ / SQ:	184.510
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635821
Depreciation:	167857
Depreciated Total:	467964

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

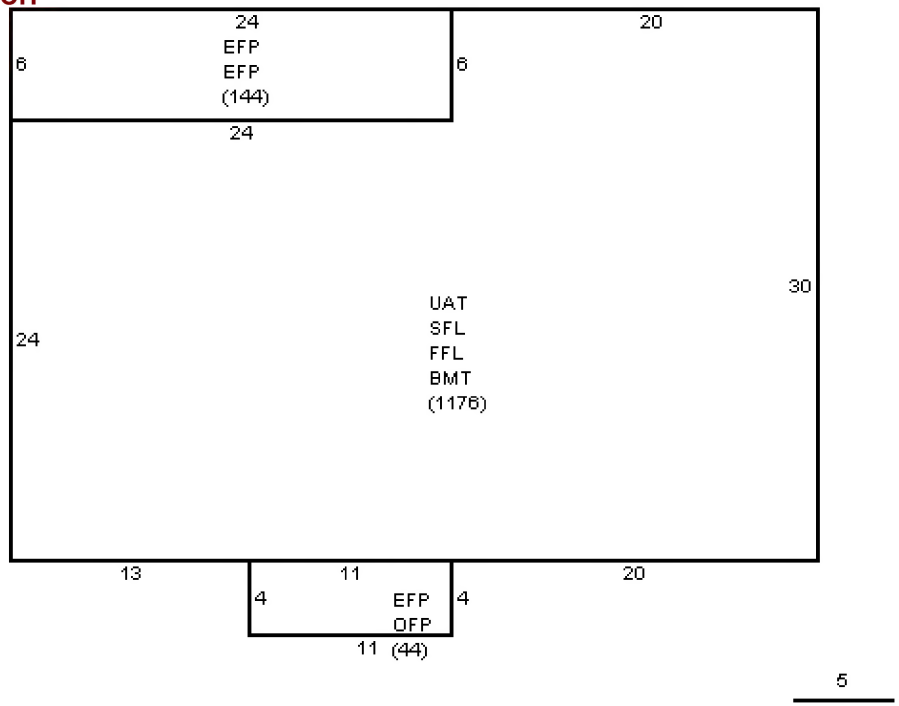
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	55.350	65,095
FFL	First Floor	1,176	184.510	216,984
SFL	Second Floor	1,176	184.510	216,984
EFP	Enclos Porch	332	35.070	11,642
UAT	Upper Attic	294	73.800	21,698
OFP	Open Porch	44	43.560	1,916

	Net Sketched Area:	4,198		Total:	534,319
Size Ad	2352	Gross Are	5080	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.51
Special Features:	0	Val/Su Net:	111.48
Final Total:	468000	Val/Su SzAd	198.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	